

TO THE PUBLIC AND RESIDENTS OF VERNAL CITY:

Notice is hereby given that the **VERNAL CITY PLANNING COMMISSION** will hold a regular meeting on **Tuesday, September 13, 2016 at 7:00 p.m.** in the Vernal City Council Chambers at 374 East Main Street, Vernal, Utah.

AGENDA

A. STANDING BUSINESS

1. Welcome and Designation of Chair and Members
2. Approval of Minutes of July 12, 2016 (**TAB 1**)

B. ACTION ITEM

1. Request for Approval of a Conditional Use Permit for Ashley Regional Medical Center – Application# 2016-006-CUP – Ken Bassett (**TAB 2**)

C. DISCUSSION

1. Site Plan and Development Information for Ashley Regional Medical Center and Advanced Dental – Ken Bassett (**TAB 3**)
2. Planning Commission Vacancies – Ken Bassett

D. ADJOURN

1 **MINUTES of the VERNAL CITY PLANNING COMMISSION**

2 Vernal City Council Chambers - 374 East Main Street, Vernal, Utah

3 July 12, 2016

4 7:00 pm

5
6 **Members Present:** Kimball Glazier, Samantha Scott, Jim Linschoten, Adam Ray

7
8 **Members Excused:** Kathleen Gray

9
10 **Alternates Present:** Brock Smith

11
12 **Alternates Excused:**

13
14 **Staff Present:** Ken Bassett, City Manager; Corey Coleman, Building Official; and
15 Gay Lee Jeffs, Administrative Clerk.

16
17 **WELCOME AND DESIGNATION OF CHAIR AND MEMBERS:** Chair Kimball Glazier
18 welcomed everyone present to the meeting.

19
20 **APPROVAL OF MINUTES FROM May 10, 2016:** Chair Kimball Glazier asked if there were
21 any changes to the minutes from May 10, 2016. Chair Kimball Glazier explained that there were
22 not enough members present who were in attendance of the May 10, 2016 meeting to vote. *The*
23 *minutes of May 10, 2016 are deemed approved as per the Vernal City Municipal Code, Section*
24 *2.12.080.*

25
26 **RECOGNITION OF PAST PLANNING COMMISSION MEMBER, KEN LATHAM:** Mr.
27 Latham did not attend the meeting to receive his recognition plaque. His recognition plaque will
28 be presented to him at his residence.

29
30 **REQUEST FOR RECOMMENDATION TO CONSIDER AMENDING THE VERNAL**
31 **CITY MUNICIPAL PLANNING AND ZONING CODE – CHAPTERS 16.24 -**
32 **SUPPLEMENTARY REGULATIONS, FLAG LOTS PERMITTED, AND 16.28 SIGN**
33 **REGULATIONS – ORDINANCE NO. 2016-09 – KEN BASSETT:** City Manager, Ken
34 Bassett, stated that he had read through the previous meeting minutes and found that the
35 Planning Commission had been discussing a noise ordinance to add to the City Code. The noise
36 mitigation plans are relating to the Strata Data Center. The Planning Commission had previously
37 forwarded a positive recommendation to the City Council, but the City Council had questions
38 about the ordinance and sent it back to the Planning Commission. Mr. Bassett believed that Allen
39 Parker's intent was to adopt language that referred to a noise mitigation plan. The City Council
40 found the language was a little confusing and would like to make sure the wording in the
41 ordinance is easy and clear to understand. Mr. Bassett stated that he would check with Mr.
42 Parker to see if the noise mitigation ordinance is ready and if so, it will be on the agenda for the
43 next meeting. The noise mitigation ordinance will be tabled until Mr. Bassett is able to speak to
44 Mr. Parker to see if the ordinance is ready to be brought before the Planning Commission.

45
46 Mr. Bassett directed the Commission members to the City Municipal Planning and Zoning Code

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Chapters 16.24 and 16.28– Dealing with two to three different issues. The first issue is found in Chapter 16.24 Flag Lots. The issue first came up when an individual called regarding flag lots and asked Mr. Bassett that if a home on the flag portion of the lot where you don't have a road with side, front or back yards, what would the side, front and back yard requirements be? Mr. Bassett drew an example of a flag lot on the white board to show the Commission members what a flag lot looks like. He showed that with a regular lot, it is easy to distinguish the front, back and sides of a lot due to the location of the road. It is easy to understand the Code with a regular lot. With a flag lot, there is not a designated road. Therefore, paragraph F in Section 1. Section 16.24.060, Flag Lots Permitted, has been added to help clarify setbacks for flag lots. It reads "Enforcement of setback requirements as per this code will be determined based on the orientation of the structure on the property". Mr. Bassett explained this addition means that a property owner will tell the City the orientation of the property. For example, where the front yard would be located. When the property owner declares the orientation of the property, that will be the orientation used to determine the set-back requirement. This will help provide clarification for setback requirements when there is not a designated road. Adam Ray asked about the purpose of having setbacks. Mr. Bassett explained that not only will a setback requirement help with site lines and uniformity, but it can become a safety issue if not followed. Mr. Bassett gave an example of a neighborhood that had no regulations that was built during the 1950's. Property owners started building additions onto their homes right up to the property line which became a hazard. The intent for back yard setbacks is to have an area for quality of living. Mr. Ray stated he understood about regular property lots, but wondered about the purpose of setbacks for flag lots when no one sees the property from a main road. Kimball Glazier explained that the purpose would be fairness. Setbacks need to apply to everyone including flag lot owners. Brock Smith suggested having the driveway considered the front setback based on the access. Mr. Glazier went to the white board and drew an example of a flag lot that he owns that has two regular lots attached at the end of the panhandle. Mr. Smith asked if the front door was facing away from the access to the home, if the front setback could be at the back of the home. Mr. Glazier explained that the front setback is designated from the road not the front door.

Mr. Bassett stated that Corey Coleman had suggested a change on Section 1. Section 16.24.060 B the second sentence. The sentence currently reads, "Required side yards shall not be counted as part of the access strip, the access strip shall be a hard surface with adequate drainage and properly maintained". It was suggested to eliminate the word "side" from of the sentence. Mr. Glazier asked if the wording is changed, at what point does the road end and what about the access concerning his flag lot. Mr. Glazier stated that it is a recorded access for multiple lots. Mr. Smith directed the Commission to the last sentence of the section which states "Shared access for more than one lot may be allowed with a recorded easement for all property owners". Mr. Glazier asked if an access needs to be paved. There was some discussion on whether or not an access needs to be paved. It was decided that the panhandle is the only access that needs to have a hard surface. Mr. Coleman asked about the maintenance of the access. There was discussion about the maintenance of the access. It was decided that it is not the City's responsibility to govern the maintenance of the access. It is the property owner's responsibility to maintain the access. A recorded access agreement to any other lots should be created to help maintain the access. It is the responsibility of the owner to do their due diligence when purchasing the property. Mr. Glazier asked why the definition for a hard surface does not include gravel. Mr. Bassett stated that a hard surface has been defined several times over the

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93 years, but can be addressed again at another time. It was suggested that the ordinance indicate
94 that access to a fire hydrant must be hard surfaced.

95
96 Mr. Bassett directed the Commission's attention to Section 2. Section 16.28.087 Menu and
97 Directional signs. This section deals with drive-thru areas for fast food restaurants. Some drive-
98 thru areas have roofs that have overhangs. Mr. Coleman stated that every once in a while a
99 vehicle will run into an overhang from one of the restaurants. Mr. Bassett read the addition to
100 this section, "If an architectural projection exists on the main structure under which there will be
101 vehicular movement, cautionary signage shall indicate a maximum height of vehicles to be six
102 inches below the bottom of the architectural projection". Mr. Bassett stated that the vehicle must
103 be shorter which must include antennas and any other item on a vehicle that would interfere with
104 the architectural projection. The signage needs to be clear about the maximum height of a
105 vehicle. Mr. Glazier suggested changing the wording to "...six inches below the lowest point of
106 the architectural projection in the vehicular pathway" and making it a new section.

107
108 Mr. Bassett stated that in Section 4. Section 16.28.070, Flat or Wall Signs, that there is a
109 provision that talks about signs on the wall of a building that cannot use any more than twenty-
110 five percent of the wall. Mr. Bassett suggested removing the words "building façade or" from
111 Section 16.28.070 B. Area. and having the section read "...twenty-five percent of the wall on
112 which the sign(s) are to be placed or a maximum of one-hundred fifty square feet. C. A sign
113 placed on the roof of a structure shall not be more than five feet higher than the highest point of
114 the structure's roof and shall be included in the total square footage of all wall or roof signage
115 allowed which is no more than twenty-five percent of the largest wall of the structure or a
116 maximum of one-hundred fifty square feet". Mr. Bassett then suggested removing "one hundred
117 fifty square feet" and leaving "twenty-five percent" in this section. Mr. Bassett explained that a
118 roof sign cannot extend more than five feet from the highest point of the roof. That signage on
119 the roof would be included in the twenty-five percent of the wall. Mr. Ray asked about signage
120 inside a building. Mr. Bassett explained that any signage inside a building would not be included
121 in this ordinance and that the intent of this ordinance is permanent signage. Mr. Glazier asked
122 about removing the words "building façade" from the ordinance. There was some discussion
123 about a building façade. Mr. Smith suggested as a definition that the roof does not start until the
124 wall ends. Mr. Glazier stated that there are gables built on roofs that have walls built around
125 them. Mr. Bassett suggested leaving the words "building façade" in the ordinance. Mr. Smith
126 stated that a developer knows what a façade is. Mr. Glazier asked if wall murals would be
127 allowable. Mr. Bassett stated that he would have to find out and that he cannot remember
128 anything in the code that regulates wall murals. Mr. Coleman stated that it is unregulated
129 signage and that a wall mural does not require a permit, only signage for structural stability. Mr.
130 Glazier read the first sentence of Section 4. Section 16.28.070 Flat or wall signs. A. Zoning.
131 "Flat or wall signs include identification, advertising, and business signs which are mounted or
132 painted against a wall or building façade". Mr. Bassett stated that if painting on the wall of a
133 building is not regulated, then the painting could get out of hand with tacky or offensive
134 messages. Mr. Smith stated that some painting on walls do contain advertisements. Mr. Bassett
135 suggested eliminating the word "painted" and keeping "mounted".

136
137 Mr. Glazier opened the public hearing to receive comment from the public. There were no public
138 comments. Mr. Glazier closed the public hearing. Mr. Bassett stated that the issue is with the safety

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139 of the sign. If a sign is not mounted correctly, it can become a safety issue. Mr. Coleman stated
140 that signs are regulated in the ICC Building Code. If there is something that the City would like
141 to change, they can petition the state to make the change. The City could require every sign to
142 be permitted which would make signs more uniform. That way no one would need to worry
143 about safety. Mr. Glazier asked about real estate signs. Mr. Coleman explained that real estate
144 signs are exempt. *Samantha Scott moved to forward a positive recommendation to amend the*
145 *Vernal City Municipal Planning and Zoning Code – Chapters 16.24 - Supplementary*
146 *Regulations, Flag Lots Permitted, and 16.28 Sign Regulations – Ordinance no. 2016-09 with*
147 *noted changes. Jim Linschoten seconded the motion. The motion passed with Kimball Glazier,*
148 *Samantha Scott, Jim Linschoten, Adam Ray and Brock Smith voting in favor.*
149

150 **PLANNING COMMISSION VACANCIES – KEN BASSETT:** Ken Bassett explained that
151 there are vacancies on the Planning Commission. Two vacancies as members and two vacancies
152 as alternates. Mr. Bassett has one person in mind, but others are still needed. The Planning
153 Commission needs individuals who have the capability of serving. Mr. Glazier stated that he had
154 talked to Matt Cazier from the County, and asked if he could talk to him to consider this position.
155

156 **ADJOURN:** There being no further business, *Adam Ray moved to adjourn. Samantha Scott*
157 *seconded the motion. The motion passed with a unanimous vote, and the meeting was*
158 *adjourned.*
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Kimball Glazier, Planning Commission Chair



VERNAL PLANNING COMMISSION STAFF REPORT

DATE: 13 September 2016

APPLICATION:	2016-006-CUP Ashley Regional Medical Center		
APPLICANT:	Ashley Regional Medical Center, Casey Carlton, AIA		
LOCATION:	200 North 231 West		
PARCEL	05:024:0020	ZONE:	R-3
NUMBER(S):		ACREAGE:	.2 Acres

ANALYSIS:

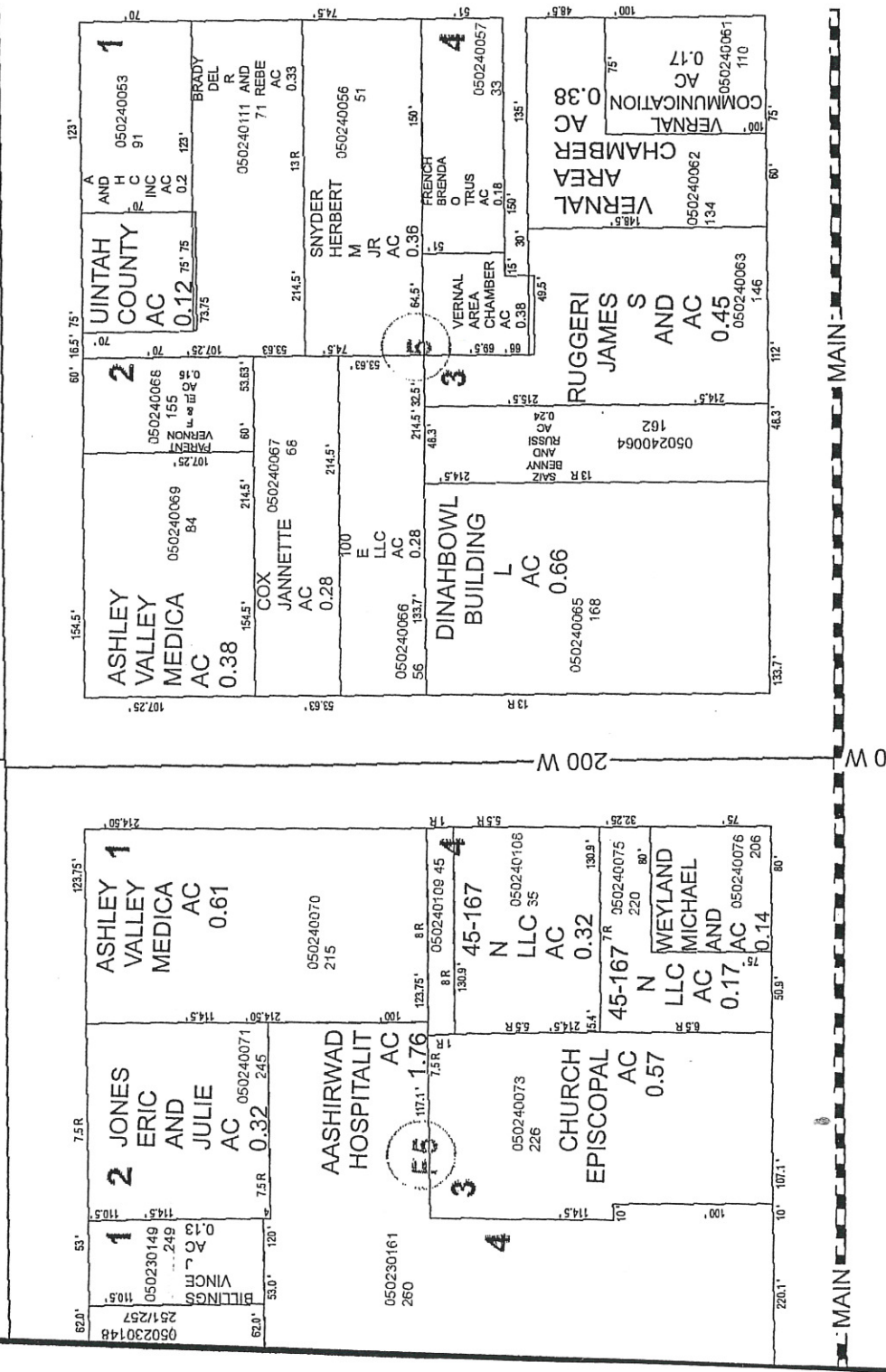
Ashley Regional Medical Center is requesting the approval of a conditional use permit for public parking. Vernal City Code requires a conditional use permit be obtained for public parking in an R-3 zone. This property is presently vacant. In accordance with Section 16.14 Vernal City Code staff finds that:

1. This request will contribute to the general well-being of the community;
2. This request will not be detrimental to the health, safety and well being of the members of the community;
3. This request does comply with the provisions of Vernal City Code.
4. This request complies with the principles of the Vernal City General Plan;
5. This request will not have a derogatory effect on the environment.

STAFF RECOMMENDATIONS:

This application is deemed to be in compliance with Vernal City Code and the requirements contained therein. Requirements for a conditional use (public parking) in an R-3 zone will be complied with. Please note that this conditional use permit DOES NOT supersede any requirement set forth in Vernal City Code or the Vernal City Standards and Specifications.

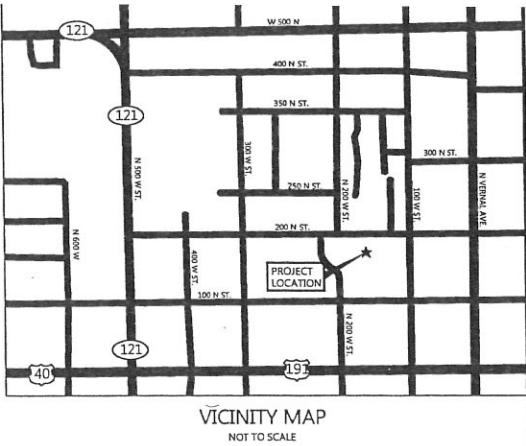
Ken Bassett
City Manager



ASHLEY REGIONAL MEDICAL CENTER

VERNAL, UINTAH COUNTY, UTAH

LITTLEJOHN PROJECT NO. 20151268
JULY 29, 2016



SITE DATA

PARCEL ID: 050240011, 050240012, 050240013,
050240014, 050240030
SITE ADDRESS: 150 W 100 N
VERNAL, UT 84078
SITE ACREAGE: 8.51 AC. (370,772 FT²)
EXISTING ZONING: HCT
PROPOSED USE: MEDICAL

LANDSCAPE AREA
MINIMUM LANDSCAPE AREA REQUIRED: 10% (37,077 S.F.)
LANDSCAPE AREA PROVIDED: 58,651 SQ. FT.

PARKING SUMMARY
(PARKING REQUIREMENTS)
HOSPITAL: 2.5 SPACES PER BED
MEDICAL OFFICE: 1 SPACE PER 300 FT²

PARKING REQUIRED:
EXISTING BEDS: 39 98 SPACES
PROPOSED BEDS: 14 35 SPACES
EXISTING MEDICAL OFFICE: 24,162 FT² 121 SPACES
PROPOSED MEDICAL OFFICE: 26,471 FT² 133 SPACES
387 TOTAL SPACES REQUIRED

PARKING PROVIDED:
STANDARD: 367 SPACES
ADA ACCESSIBLE: 20 SPACES
387 SPACES PROVIDED

OWNER: ASHLEY REGIONAL MEDICAL CENTER
ADDRESS: 150 W 100 N
VERNAL, UT 84078

PHONE NO.:
CONTACT NAME: BEN CLUFF
CONTACT E-MAIL ADDRESS:

PROJECT REPRESENTATIVE:
ADDRESS: LITTLEJOHN ENGINEERING
1935 21ST AVENUE SOUTH
NASHVILLE, TN 37212

PHONE NO.: 615.385.4144
CONTACT NAME: JACK PARKER
CONTACT E-MAIL ADDRESS: jparker@leinc.com

FEMA PANEL:
THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD
ZONE ACCORDING TO COMMUNITY PANEL NO. 686, OCTOBER 6, 2010,
COMMUNITY NAME: CITY OF VERNAL.

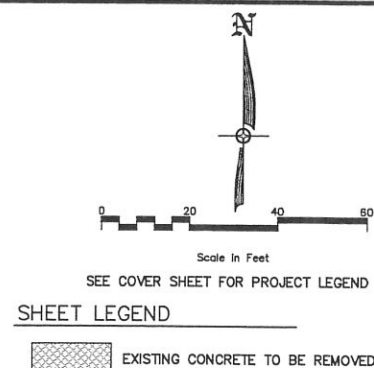
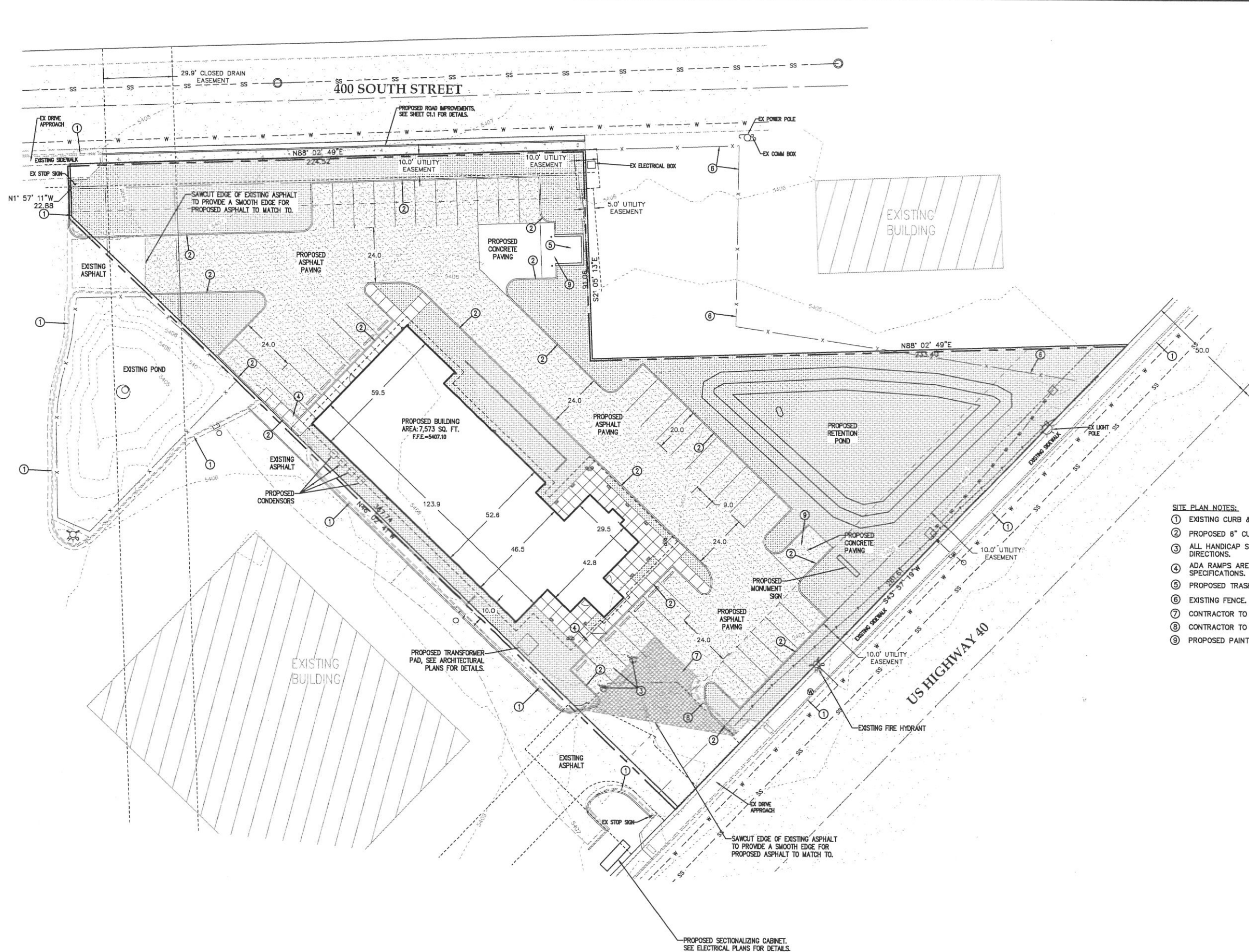
ARCHITECT
E4H ARCHITECTURE
1250 E. COPELAND RD. SUITE 500
ARLINGTON, TEXAS 76011
817-226-1917

PREPARED FOR
**ASHLEY REGIONAL MEDICAL
CENTER**
150 W, 100 N
VERNAL, UT 84078
CLIENT PHONE NUMBER

CIVIL ENGINEER/LANDSCAPE ARCHITECTURE

Littlejohn
An S&ME Company

1935 21st Avenue South, NASHVILLE, TENNESSEE 37212
T 615.385.4144 F 615.385.4020 www.leinc.com



- SITE PLAN NOTES:**
- EXISTING CURB & GUTTER
 - PROPOSED 6" CURB. SEE DETAIL SHEET C4.
 - ALL HANDICAP STALLS SHALL HAVE SLOPES OF LESS THAN 2% IN ALL DIRECTIONS.
 - ADA RAMP ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAIL SHEET C5.
 - PROPOSED TRASH ENCLOSURE. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
 - EXISTING FENCE.
 - CONTRACTOR TO SAWCUT AND REMOVE EXISTING ASPHALT.
 - CONTRACTOR TO SAWCUT AND REMOVE EXISTING CURB & GUTTER.
 - PROPOSED PAINT STRIPING FOR NO PARKING ZONE.

CIR
ENGINEERING, L.L.C.
3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 - 801-949-6296

BY DATE
REVISIONS
NO. PROJECT ENGINEER: SDT

ADVANCED DENTAL
1272 WEST U.S. 40, VERNAL CITY, UTAH 84078

SITE PLAN

CALL BEFORE YOU DIG
800-4-A-DIG

SCOTT D. THORSEN
No. 354291
STATE OF UTAH

SHEET NO.
C1.0

PROJECT ID: V1001-01
DATE: 08/17/16